

## ARTICLE 29

### (Zoning Bylaw Amendment - Intensity Regulations Reorganization and New Districts)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket by taking the following actions (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of final text*):

- To amend section 16A, "Intensity regulations", as follows

Yard Setback						
	District Defined in § 139-3	Minimum Lot Size (sq. feet)	Front (feet)	Side/Rear (feet)**	Frontage (feet)*	Ground Cover Ratio
Town Overlay Residential Districts	ROH	5,000	None	5	50	50%
	R-1	5,000	10	5 <sup>1</sup>	50	30%
	R-5	5,000	10	Side: 10 minimum on one side; 5 thereafter Rear: 5	50	40%
	R-10	10,000	20	10	75	25%
	R-20	20,000	30	10	75	12.50%
	R-40	40,000	30	10	75	10.0%
	Country Overlay Residential Districts	SOH	5,000	None	5	50
SR-1		5,000	10	5 <sup>1</sup>	50	30%
SR-10		10,000	15	5	75	25%
SR-20		20,000	30	10	75	12.50%
V-R		20,000	30	15	100	10.0%
LUG-1		40,000	35	10	100	7%
LUG-2		80,000	35	15	150	4%
LUG-3		120,000	35	20	200	3%
MMD		10 acres	50	50	300	0.50%
Town Commercial Districts	RCDT	3,750	None	Side: none Rear: 5	35	75%
	RC	5,000	None	5	40	50%
	RC-2	5,000	20	5 <sup>1</sup>	40	50%
	LC	5,000	None	5	40	50%
	CMI	5,000	None	0	50	50%

	CN	7,500	10	Side: 5 Rear: 10	50	40%
	CTEC	10,000	10	Side: 5 Rear: 10	50	40%
	CI	15,000	20	10	75	50%
Country Commercial Districts	VN	10,000	10	10	50	30%
	VTEC	40,000	30	20	100	7%

NOTES:

See § 139-33E for nonconforming lots

<sup>1</sup> For lots abutting two or more streets or ways, whether constructed or not, the required front yard setback shall be maintained from one street or way, and the required side yard setback shall be maintained from each other lot line except in the R-1 and RC-2 Districts where a minimum 10 foot side yard setback shall be maintained from any other street or way, whether constructed or not.

2. To amend section 16C, "Exceptions for yards", as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of final text*):

(1) The Board of Appeals may grant a special permit to reduce **the ten-foot side yard setback in R-5 and the ten-foot side and rear yard setback distance in Districts R-10 and, SR-10, R-20 and SR-20** ~~from 10 feet to five feet.~~

3. To amend section 3 as follows:

A.B. ~~Limited Use~~ **Country Overlay District Residential**

District	Abbreviation
Sconset Old Historic	SOH
Sconset Residential-1	SR-1
Sconset Residential-10	SR-10
Sconset Residential-2	SR-2
Village Residential	VR
Limited Use General 1	LUG-1
Limited Use General 2	LUG-2
Limited Use General 3	LUG-3

B.A. **Town Overlay District Residential. [Amended 4-12-2004 ATM by Art. 25, AG approval 9-3-2004]**

District	Abbreviation
Residential Old Historic	ROH
Residential-1	R-1
Residential-5	R-5

Residential-10	R-10
Residential-20	R-20
Sconset Old Historic	SOH
Sconset Residential 1	SR-1
Sconset Residential 10	SR-10
Sconset Residential 2	SR-2

- C. **Town Overlay District Commercial. [Amended 4-15-2003 ATM by Art. 31, AG approval 8-27-2003]**

<b>District</b>	<b>Abbreviation</b>
Residential Commercial	RC
Residential Commercial 2	RC-2
<del>Residential Commercial Downtown</del>	<del>RCDT</del>
Limited Commercial	LC
Commercial-Mid-Island	CMI
Commercial-Neighborhood	CN
Commercial Trade, Entrepreneurship and Craft	CTEC
Commercial Industrial	CI

- D. **Country Overlay District Commercial.**

<b>District</b>	<b>Abbreviation</b>
Village Neighborhood	VN
Village Trade, Entrepreneurship and Craft	VTEC

And to re-letter existing D to E and E to F.

Or, to take any other action related thereto.

*(Board of Selectmen for Planning Board)*